

# DEVELOPMENT SITE FOR 2 DETACHED HOUSES

## MISTERTON, Nr. CREWKERNE SOMERSET TA18 8NN



- Reserved Matters Approval ref. 22/01405/REM
- Approximately 0.17 ha / 0.42 acres
- Guide Price £300,000

Aerial view showing approximate site location

**KLP**  
KITCHENER  
LAND AND PLANNING

## THE SITE – TA18 8NN

KLP are delighted to offer this well proportioned development site located in the village of Misterton, just c. 1.5km to the southeast of Crewkerne. The site is bounded by hedgerows and mature trees to the west and south, with open fields beyond, and adjoins an established residential area. Access is proposed via the end of a cul-de-sac 'Orchard Way'.

The proposed two new contemporary detached dwellings have a combined area of approximately 390sqm G.I.A, with House B being proposed as a reverse level dwelling. Each property is shown with four bedrooms. Provision for five parking spaces have been included in the scheme, four unallocated spaces and one allocated space within the garage of house B. Electric charging points are also proposed for both dwellings. Cycle storage space is provided via the garage space (House B) and a store (House A).

## MISTERTON, SOMERSET

Misterton is set to the south of Crewkerne and is a rural, yet well connected village with easy access to the larger towns Yeovil, Chard and the city of Exeter. Neighbouring Crewkerne is a traditional market town with a range of shops including a Waitrose Supermarket as well as a variety of cafes, pubs and restaurants and a main line railway station for the London, Waterloo to Exeter line. The surrounding fields and hills are crossed by public footpaths & bridleways which are enjoyed by local walkers and riders.

## PLANNING & TECHNICAL

Somerset Council granted reserved matters planning approval (ref. 22/01405/REM) on 14<sup>th</sup> March 2025 for the construction of 2 new detached dwellings on land off Orchard Way, Misterton – following

outline planning approval reference 19/02398/OUT. Somerset Council is a Community Infrastructure Levy (CIL) charging authority. Self build exemptions or relief may be applicable. The reserved matters approval was given in conjunction with a S106 agreement securing phosphate mitigation by way of a new woodland to be planted on the vendors retained land. The Agents are advised that the vendor will commit to undertaking this required work as part of a sale of the development site.

A planning & technical information pack accessed by a link to a drop box is available on request, the purchaser will however need to make and rely on their own services enquiries.

## METHOD OF SALE

The freehold is offered for sale by Private Treaty, Guide Price £300,000

**VIEWING** - Strictly by appointment with KLP on 01392 879300

What3words – [///booms.outsmart.mascots](https://www.what3words.com/booms.outsmart.mascots)

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**Ref: 1142/AM**

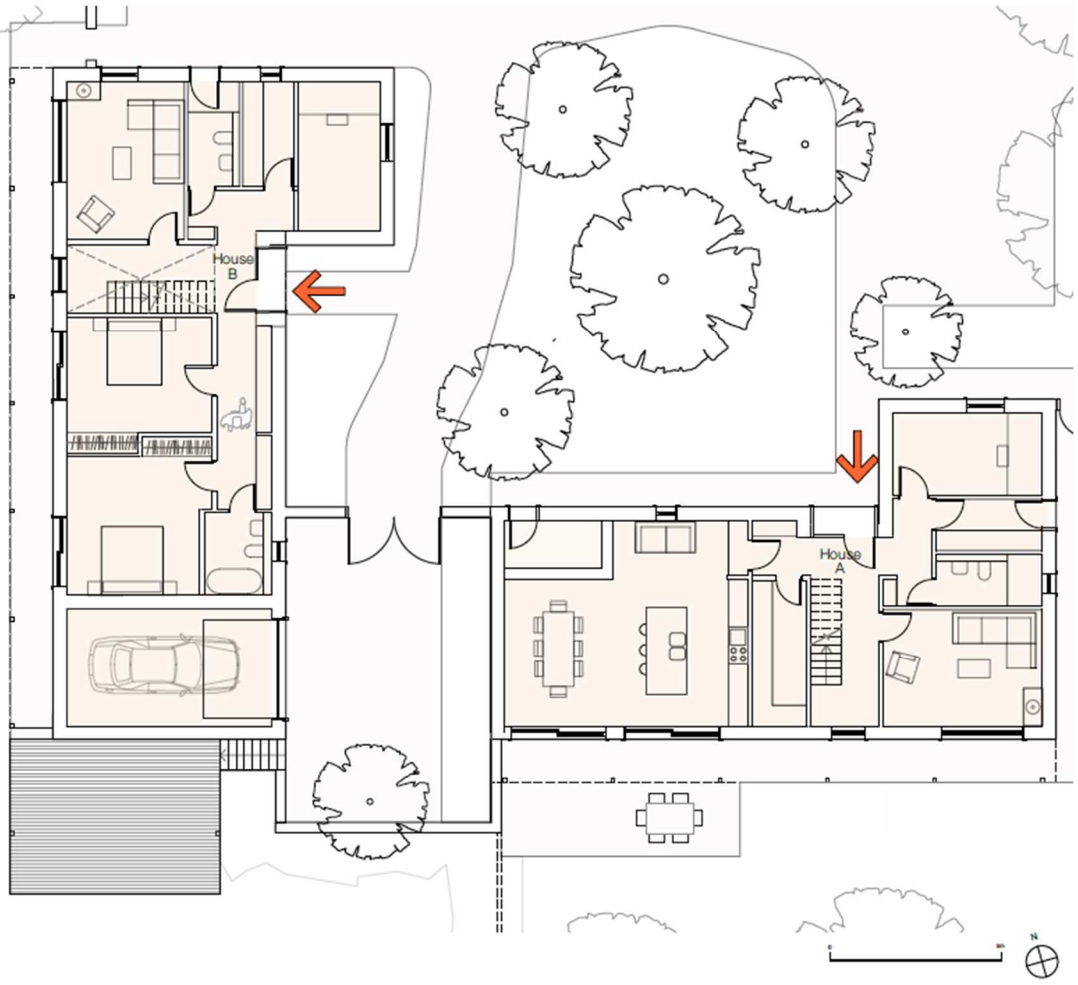
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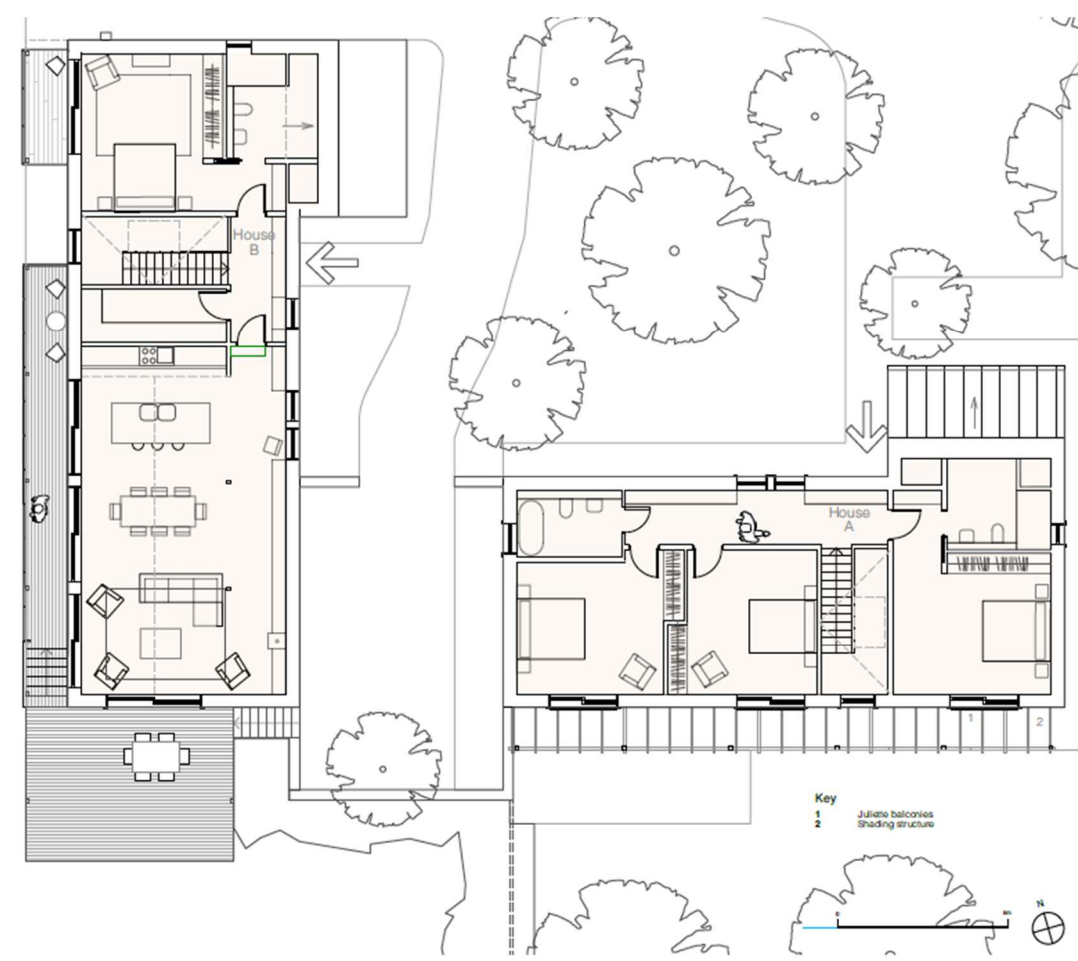


Aerial image showing approximate site boundary

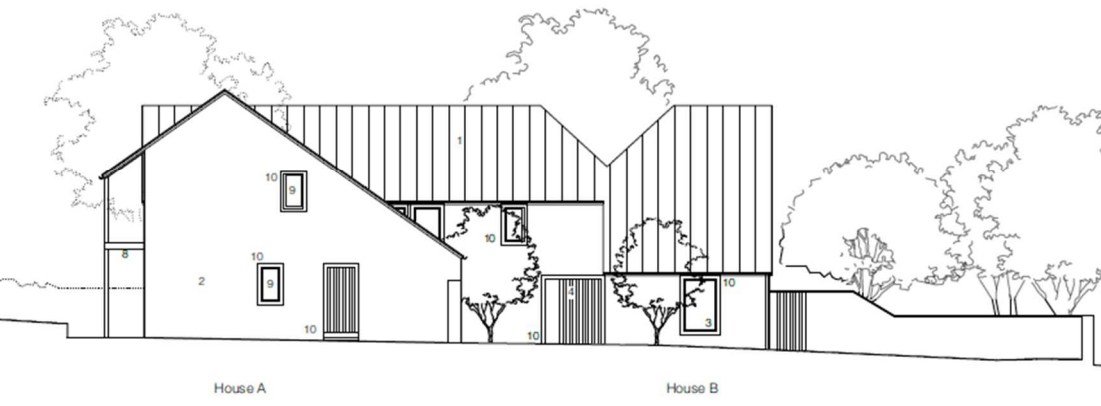
Proposed Ground Floor Plans



Proposed First Floor Plans



Proposed East Elevations



Proposed North Elevations



Proposed South Elevations



Proposed West Elevations





Aerial view showing approximate site location